



82 Bluestone Hall, Craigavon, £145,000

- Three Bedroom Semi-Detached Family home
- Downstairs WC
- Oil Fired Central Heating
- Lounge with an Open Fireplace
- Three Well Proportioned Bedrooms
- Situated Near Craigavon Area Hospital, Rushmere Shopping Centre, Craigavon Omniplex, South Lake Leisure Centre, Portadown Town Centre, Schools, Restaurants, Nightlife and Other Local Amenities as well
- Kitchen/Dining with an Array of High & Low Fitted Units
- Three Piece Family Bathroom Suite
- Viewing Strictly via Agent

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

82 Bluestone Hall, Craigavon

Hannath Estate Agents are delighted to welcome to the market this beautifully presented three-bedroom semi-detached home, offering bright and spacious accommodation ideal for first-time buyers, young families or investors!

The ground floor comprises a welcoming living room, a modern kitchen with an excellent range of fitted units and ample dining space, along with a convenient downstairs WC. Upstairs, the property offers three well-proportioned bedrooms while a stylish three-piece family bathroom completes the first-floor accommodation.

Situated just off Knockmenagh Road in the popular Bluestone Hall development, this home enjoys a convenient location close to local schools, shops, Craigavon Area Hospital, South Lake Leisure Centre, Rushmere Shopping Centre and excellent transport links. Early viewing is highly recommended.



Lounge

17'5" x 11'1"

This inviting lounge is a generous space perfect for relaxing or entertaining. It features a charming fireplace as its focal point and benefits from natural light streaming through the front-facing window.

Kitchen/Dining

10'10" x 12'1"

The kitchen and dining area provides a practical and sociable space, fitted with wooden cabinetry and modern appliances. The tiled floor complements the space, which is well-lit through dual windows and a glass door that leads out to the rear garden.

WC

8'1" x 3'2"

A neatly presented WC with a simple white suite comprising a toilet and wall-mounted wash basin offers convenience on the ground floor.

Master Bedroom

14'3" x 8'10"

The master bedroom is a bright and spacious retreat, offering ample room for a large bed and additional furnishings. A front-facing window fills the room with natural light.

Bedroom Two

11'6" x 7'6"

Bedroom Two is well-proportioned, comfortably accommodating a double bed and featuring a large fitted wardrobe for storage. The window overlooks the rear garden.

Bedroom Three

7'6" x 7'10"

Bedroom Three is a cosy space ideal for a single bed or use as a study. The room benefits from a rear-facing window and neutral decor.

Bathroom

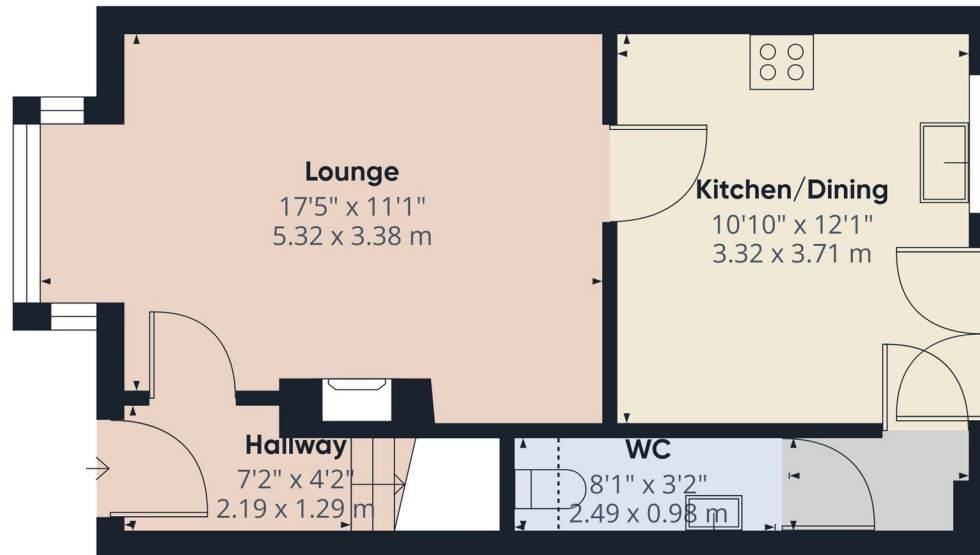
6'5" x 6'6"

The bathroom is fitted with a white suite including a bath with overhead shower, pedestal basin and toilet.

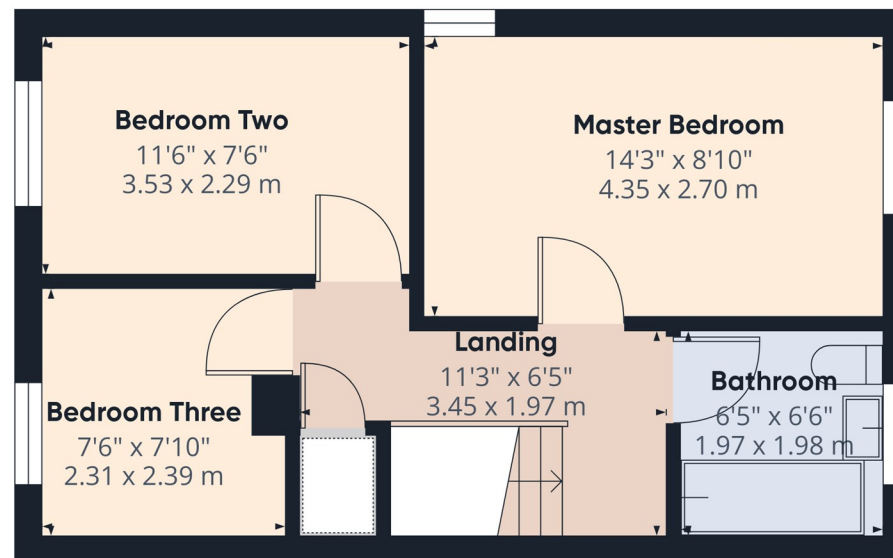
Rear Garden

The rear garden offers a private and enclosed outdoor space with a lawn and paved patio area.

Hannath®



Ground Floor



Floor 1



Approximate total area⁽¹⁾
775 ft²
72 m²

Reduced headroom
4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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